

THE  
PARTICULARS  
OF  
THE CAPITAL AND VERY VALUABLE  
**FREEHOLD ESTATE,**

DESIRABLY SITUATE IN THE  
MOST BEAUTIFUL PART OF THE COUNTY OF ESSEX,

Within Three Miles of CHELMSFORD, on the High Road to  
WITHAM, HARWICH, and COLCHESTER;

COMPRISING

THE NOBLE AND TRULY-DISTINGUISHED MANSION HOUSE,

CALLED

**NEW HALL,**

WITH

SUITABLE OFFICES OF EVERY DENOMINATION,  
Pleasure Grounds, Plantations, Wilderness, Woods, Fish Ponds, Canal,  
capital walled Kitchen Garden,

AND

DEMESNE LANDS, containing SIX HUNDRED & FIFTY-TWO ACRES,

Lying within a Ring Fence, in a high State of Cultivation;

WITH EXCELLENT

BRICK FARM HOUSES, BRICK BARNs, and all other proper OUT-BUILDINGS;

The Whole forming one of the completest Estates in the Kingdom, now in capital  
FARMS, over which there is an exclusive RIGHT OF SPORTING:

ALSO

**OLD HALL FARM,**

Containing Two Hundred and Forty-two Acres;

TOGETHER WITH THE

**MANOR OF OLD HALL,**

With the ANNUAL QUIT RENTS, FINES at WILL of LORD, COURTS, ROYALTIES,  
FISHERY, and IMMUNITIES:

AND ALSO

FORTY-THREE ACRES of LAND, a BRICK and TILE KILN, and a new-erected House,  
In the HIGH ROAD to CHELMSFORD;

AND

A small FARM in SPRINGFIELD LANE:

THE RENTAL OF THE WHOLE ABOUT

**NINE HUNDRED POUNDS per Annum,**

Exclusive of MANSION HOUSE and MANOR:

Which will be SOLD by AUCTION,

BY

**Messrs. SKINNER, DYKE, & SKINNER,**

On WEDNESDAY the 4th of JULY, 1798,

At Twelve o'Clock,

At GARRAWAY'S Coffee House, 'Change Alley, Cornhill, LONDON,  
IN SIX LOTS.

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To be viewed, by applying at NEW HALL, where printed Particulars may be had:  
Also at the Black Boy, Chelmsford; of Messrs. CLACHAR and Co. Printers, Chelmsford; at the Blue  
Posts, Witham; White Hart, Colchester; Spread Eagle, Ingatestone; Cock and Bell, Romford;  
at the Place of Sale; and of Messrs. SKINNER, DYKE, and SKINNER, Aldersgate Street,  
where Plans may be seen.

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*CONDITIONS of SALE.*

- I. **THE** highest Bidder to be the Buyer, and if any Dispute arises between two or more Bidders the Lot to be put up again.
- II. No Person to advance less than 20*l.* at each Bidding for Lots I. II. III. and VI. and 5*l.* at each Bidding for Lots IV. and V.
- III. The Purchasers shall pay down immediately a Deposit of 15*l.* per Cent. in Part of the Purchase-Money, and sign an Agreement for Payment of the Remainder on or before the 31<sup>st</sup> of October, 1798; on having good Titles.
- IV. The Purchaser of each Lot shall have a proper Conveyance, or Surrender, at his own Expence, on Payment of the Remainder of the Purchase Money according to the Third Condition; and be entitled to the Rents and Profits from Michaelmas, 1798, to which Time all Outgoings will be cleared.
- V. Attested Copies of the Original Deeds will be delivered to such of the Purchasers as require them, at their own Expence, or a Deed of Covenant for their Production.
- VI. There being a Duty on all Sales of Estates, of 6*d.* in the Pound, to be levied on the Buyers or Sellers, as may be thought most proper; the Lots comprised in this Particular are to be sold subject to the Sellers paying One Moiety of the said Tax and the Buyers the other, exclusive of the Sums the said Lots shall sell for.
- Lastly.** If the said Purchasers shall neglect or fail to comply with the above Conditions, the Deposit-Money shall be forfeited, the Proprietor shall be at full Liberty to re-sell the said Lots, and the Deficiency ( if any ) together with all Charges attending the same, shall be made good by the Defaulter at this present Sale.

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THE  
PARTICULARS, &c.

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L O T I.

A Very valuable FREEHOLD ESTATE, defirably situate in the most beautiful Part of the County of Essex, within Three Miles of Chelmsford, on the High Road to Witham, Colchester, and Harwich;

COMPRISING

THE NOBLE AND TRULY DISTINGUISHED MANSION,

CALLED

NEW HALL,

With Attached and Detached Offices of every Description,

Extensive Pleasure Grounds, Plantations, Wilderness, Woods, a Canal, Fish Ponds, capital walled Kitchen Gardens, with Green House, Graperies, and Pinery;

AND

The surrounding rich Lands,

CONTAINING

*Two Hundred and Nineteen Acres Two Roods and Thirteen Perches;*

NOW IN HAND.

ALSO,

The HONOR of BEAULIEU, or NEW HALL,

BEING

The exclusive Right of Sporting over the whole Demefne of Six Hundred and Fifty-two Acres, which was heretofore severed from the Manor, and so continues.

NEW HALL MANSION HOUSE

Is a stately uniform Edifice, very substantially erected, and judiciously placed to a South Aspect, commanding luxuriant Views of the adjacent beautiful Country;

The principal Apartments are elegantly fitted up and embellished with great Taste.

THE PREMISES CONTAIN ON THE

UPPER STORY—Six Servants Rooms.

PRINCIPAL STORY—Eight excellent Bed Chambers and Four Dressing Rooms,

A Water Closet,

A Nursery, 42 Feet by 22,

A handsome lofty Drawing Room, 30 Feet by 25,

A neat Morning Room,

AND

A Billiard Room, 25 Feet by 21.

GROUND STORY—A NOBLE SALOON with MUSIC GALLERIES, 90 Feet by 25, and 33 Feet high, BEAUTIFULLY ENRICHED with TROPHIES and ARMS;

*On One Side of which is a Suite of handsome Apartments,—viz.*

A Drawing Room, 42 Feet by 25, ornamented with a Chimney Piece of exquisite Sculpture,

An excellent Library, 38 Feet by 21,

AND

A very neat Breakfast Parlour.

*At the Back of the Library is a Cold Bath paved and lined with Marble.*

An Inner Room with Pump, and in the Bow a large Water Closet.

*On the other Side of the Saloon is*

A commodious Dining Parlour, 29 Feet by 24,

AND

A Gentleman's Dressing Room.

The ATTACHED DOMESTIC OFFICES are conveniently arranged, properly connected, well adapted to their purposes, and consist of

A Steward's Room, a Butler's Pantry and Chamber,  
An excellent paved Kitchen with Scullery,  
A Housekeeper's Room and China Room, with Closets and Presses,  
A commodious Servants Hall,

AND

On the BASEMENT STORY—A cool Larder, and very good Wine Vaults, Ale and Beer Cellars.

A SPACIOUS COURT YARD encompassed by UNIFORM BRICK BUILDINGS,

CONTAINING

Stabling for Eighteen Horses, with proper Hay Lofts,  
Two triple Coach Houses,  
A large Brew House,  
A convenient Wash House,  
A neat Dairy,  
A good Laundry,

AND

Three Chambers with Terras Floors.

A COMPLETE FARM YARD,

With an excellent Brick Barn, Cow House, Stable, Piggery, Slaughter House, Fruit Room, Gardener's Room, and Three other Rooms.

A large Dog Kennel.

A Chicken Yard with Poultry Houses.

A Foddering Yard with Sheds, and a large Barn.

The APPROACH to the House is through a Grand Vista of a Mile in Length of Lime Trees, at the Entrance of which are Two neat Lodges.

#### DEMESNE LANDS IN HAND.

| Refer to Plan.   |                                                 |   | A.    | R.  | P.   |
|------------------|-------------------------------------------------|---|-------|-----|------|
| N <sup>o</sup> 1 | Pall Mall Walk                                  | — | 7     | 3   | 7    |
| 2                | Lawn before the House                           | — | 16    | 1   | 1    |
| 3                | Mansion House, Offices, Court Yard, and Gardens | — | 2     | 0   | 14   |
| 4                | Wilderness and Pleasure Ground                  | — | 17    | 0   | 15   |
| 5                | Kitchen Garden and Border                       | — | 4     | 1   | 15   |
| 6                | Old Fir Ground                                  | — | 5     | 1   | 35   |
| 7                | Paddock                                         | — | 8     | 2   | 19   |
| 8                | Plantation                                      | — | 2     | 0   | 8    |
| 9                | Queen's Wood                                    | — | 11    | 3   | 26   |
| 10               | Queen's Wood Field                              | — | 20    | 2   | 38   |
| 11               | Cabin Field                                     | — | 22    | 3   | 19   |
| 12               | Ash Plantation                                  | — | 2     | 2   | 29   |
| 13               | Park                                            | — | 78    | 3   | 36   |
| 14               | Canal and Pond                                  | — | 2     | 2   | 11   |
| 15               | Pond Pightle                                    | — | 1     | 2   | 7    |
| 16               | Farm Yard                                       | — | 1     | 0   | 22   |
| 17               | Bull's Lodge Field                              | — | 13    | 1   | 31   |
|                  |                                                 |   | Acres | 219 | 2 13 |

*Bull's Lodge Field has been held for many Years by the Tenant of Bull's Lodge, in Exchange for a Quantity of Meadow Land held by the Proprietor of New Hall.*

THE LANDS LIE VERY COMPACT, ARE IN A HIGH STATE OF CULTIVATION, WELL WOODED AND WATERED, AND THE PARK ORNAMENTED WITH TREES PLEASINGLY CLUMPED.

*With the Estate will be Sold, the Plantations and Shrubs; but the Timber Trees and all other Trees above the Value of One Shilling, to be taken at a fair Valuation.*

*The valuable Marble Chimney Pieces, Ornaments in the Hall, Dressers, Shelves, Pump, Lead Pipes and Sinks, Locks, Fastenings, Bells and Pulls, and other valuable Fittings-up of the Mansion House and Offices, will be included in the Purchase of the Estate.*

*The Purchaser to take at a Valuation the Growing Crops, Ploughings, Fallows, Seeds, and Dressings; also the Register and other Stoves, Sun Blinds, fixed Glasses, Night Bolts, Presses, Library Book Cases, Patent Roasting Stove, Oven, and Steam Apparatus, Steaming Stoves, Kitchen Table, Salting Troughs, Lead Cisterns, Coppers, Bottle Rack, Turret Clock, Milk Leads, Fittings-up of the Brew House and Malt Mill, a descriptive Inventory of which will be read at the Time of Sale:*

AND MAY BE ACCOMMODATED WITH

*The well-adapted Household Furniture, Farming Stock, and other Effects, at a Valuation; which, if rejected, will be Sold by Auction on the Premises.*

## L O T II.

**A** Valuable and very eligible FREEHOLD ESTATE,

CALLED

## MOUNT MASKALL FARM,

Situate adjoining to the preceding Lot,

CONSISTING OF

Two Hundred and Fifty-two Acres and Two Roods, be the same more or less, of fertile Meadow, Pasture, and Arable Land, lying within a Ring Fence, in a high State of Cultivation;

An excellent Brick Farm House, with good Barn, Stabling, and useful Out-buildings, very substantially erected, and now in perfect Repair;

On Lease to Mr. Henry Buttle, for an unexpired Term of 10 Years from Michaelmas, 1798, at a very low old Rent of

ONE HUNDRED and NINETY POUNDS per Annum,

*Which will admit of considerable Increase at the Expiration of the Lease.*

*The Lessee covenants to deliver at New Hall, every Year, Six Loads of good sweet Wheat Straw, without being paid for the same; and also to bring from Maldon every Year, Three Loads or Four Chaldron and a Half of Coals, without being paid for the Carriage.*

Refer to Plan.

|                   |                            |   | A. | R. | P. |
|-------------------|----------------------------|---|----|----|----|
| N <sup>o</sup> 18 | Water House Field          | — | 4  | 1  | 38 |
| 19                | Farther Eight Acre Field   | — | 8  | 3  | 15 |
| 20                | Gunpowder Field            | — | 7  | 3  | 27 |
| 21                | Fourth Bottom              | — | 3  | 0  | 11 |
| 22                | Third Bottom               | — | 3  | 2  | 38 |
| 23                | Hither New Field           | — | 16 | 0  | 26 |
| 24                | Farther ditto              | — | 19 | 3  | 37 |
| 25                | Nine Acre Field            | — | 10 | 3  | 23 |
| 26                | Sixteen Acre Field         | — | 18 | 0  | 7  |
| 27                | Hawks Wood                 | — | 21 | 0  | 8  |
| 28                | Twelve Acre Shot           | — | 14 | 0  | 27 |
| 29                | Upper Eight Acre Field     | — | 8  | 3  | 22 |
| 30                | Buildings, Yard, and Chace | — | 4  | 1  | 6  |
| 31                | Second Bottom              | — | 2  | 3  | 31 |
| 32                | First Bottom               | — | 2  | 1  | 17 |
| 33                | Fourteen Acre Shot         | — | 14 | 1  | 17 |
| 34                | Seven Acre Shot            | — | 9  | 3  | 11 |
| 35                | Brick Kiln Pieces          | — | 12 | 3  | 14 |
| 36                | Twenty Acre Shot           | — | 20 | 0  | 24 |
| 37                | Cranham Wood Field         | — | 21 | 1  | 18 |
| 38                | Cottage Field              | — | 8  | 2  | 25 |
| 39                | Cottage and Garden         | — | 0  | 1  | 17 |
| 40                | Seventeen Acre Field       | — | 18 | 2  | 11 |

Acres 252 2 0

## L O T III.

**A** Valuable and very eligible FREEHOLD ESTATE,

CALLED

## NEW LODGE FARM,

Situate adjoining the preceding Lots;

CONSISTING OF

One Hundred and Seventy-nine Acres and Five Perches, be the same more or less, of fertile Meadow, Pasture, and Arable Land, lying very compact, and in a high State of Cultivation;

An excellent Brick Farm House, with Barns, Stabling, and suitable Out-buildings, very substantially erected, and in good Repair;

On Lease to Mr. Thomas French, for an unexpired Term of 10 Years from Michaelmas, 1798, at a very low old Rent of

ONE HUNDRED and TWENTY POUNDS per Annum.

*Which will admit of being considerably increased at the Expiration of the Lease.*

*The Lessee covenants to deliver at New Hall, every Year, Four Loads of good sweet Wheat Straw, without being paid for the same; and to bring Two Loads or Three Chaldrons of Coals every Year from Maldon, without being paid for the Carriage.*

*Refer to Plan.*

| N <sup>o</sup> |                     |   |   | A. R. P. |
|----------------|---------------------|---|---|----------|
| 41             | Wood Field          | — | — | 21 0 1   |
| 42             | Eighteen Acre Field | — | — | 20 0 31  |
| 43             | Cart Lodge Field    | — | — | 11 2 17  |
| 44             | Barn Field          | — | — | 19 0 20  |
| 45             | Buildings and Yards | — | — | 1 1 13   |
| 46             | Lower House Field   | — | — | 9 3 38   |
| 47             | Upper ditto         | — | — | 10 0 7   |
| 48             | Pump Field          | — | — | 13 0 38  |
| 49             | Strawberry Field    | — | — | 14 0 31  |
| 50             | Long Field          | — | — | 17 1 27  |
| 51             | Cobb's Wood         | — | — | 7 1 35   |
| 52             | Chafe               | — | — | 0 2 28   |
| 53             | Warren House Field  | — | — | 18 0 38  |
| 54             | Walk Field          | — | — | 14 2 1   |
| Acres          |                     |   |   | 179 0 5  |

## L O T IV.

**A** N eligible FREEHOLD ESTATE, situate a short Distance from the preceding Lots, and adjoining the High Road from Chelmsford;

CONSISTING OF

A newly erected Brick Dwelling House, Barn, and Out-buildings;

A Brick and Tile Kilns, (heretofore let, without any Land, at *Twenty Pounds* per Annum;)

AND

Forty-two Acres One Rood and Six Perches, be the same more or less, of Meadow, Pasture, and Arable Land;

On Lease to Mr. Robert Greenwood, for an unexpired Term of 10 Years from Michaelmas, 1798, at

*FIFTY POUNDS per Annum.*

|                              |   |   |   | A. R. P. |
|------------------------------|---|---|---|----------|
| Barn and Yards               | — | — | — | 0 1 20   |
| Barn Field                   | — | — | — | 11 1 5   |
| House, Yard, and Brick Yards | — | — | — | 1 2 18   |
| Kiln Field                   | — | — | — | 3 3 3    |
| Long Four Acre Field         | — | — | — | 4 1 4    |
| Brick Field                  | — | — | — | 5 2 2    |
| Short Field                  | — | — | — | 3 1 32   |
| Nightingale Field            | — | — | — | 4 2 36   |
| Meadgate Field               | — | — | — | 4 3 6    |
| Three Pieces in Western Mead | — | — | — | 2 2 0    |
| Acres                        |   |   |   | 42 1 6   |

## L O T V.

**A** Small COPYHOLD ESTATE, situate in Springfield Lane, about a Mile from Chelmsford;

CONSISTING OF

Twelve Acres One Rood and Thirty-four Perches, be the same more or less, of Meadow and Arable Land;

A Dwelling House, Barn, and Out-buildings;

On Lease to Mr. Zachariah Mofs, for an unexpired Term of 16 Years from Michaelmas, 1798, at

*FOURTEEN POUNDS per Annum,*

Clear Rent, Tenant paying Land Tax and Quit Rent.

|                         |   |   |   | A. R. P. |
|-------------------------|---|---|---|----------|
| First Field             | — | — | — | 2 2 15   |
| Meadow                  | — | — | — | 3 2 25   |
| Buildings and Yards     | — | — | — | 0 1 0    |
| Barn Field              | — | — | — | 2 2 2    |
| Last Field              | — | — | — | 2 2 10   |
| Piece in Queen's Meadow | — | — | — | 0 3 22   |
| Acres                   |   |   |   | 12 1 34  |

*Held of the Manor of Springfield, with Dukes, at an annual Quit Rent, and a Fine on Death or Alienation.*

## L O T VI.

A Valuable and very defirable FREEHOLD ESTATE, situate in the Parish of Boreham, adjoining the Road to Baddow, Part bounded by the navigable River Chelmer, and the High Road from Witham to Chelmsford;

COMPRISING

## OLD HALL FARM,

CONTAINING

Two Hundred and Fifty-two Acres Three Roods and Thirteen Perches, be the same more or less, of fertile Meadow, Pasture, and Arable Land, in a high State of Cultivation;

A good Farm House, with proper Barns, Stabling, and other useful Out-buildings;

On Lease to Mr. Henry Hart, for an unexpired Term of 14 Years from Michaelmas, 1798, at a very low Rent of

TWO HUNDRED POUNDS *per Annum*,

£. s. d.  
200 0 0

*Which will admit of considerable Increase at the Expiration of the Term.*

| <i>Refer to Plan.</i> |                    |   |   | A. R. P. |     |      |
|-----------------------|--------------------|---|---|----------|-----|------|
| N <sup>o</sup> 1      | Homestall          | — | — | 2        | 0   | 1    |
| 2                     | Green              | — | — | 2        | 0   | 15   |
| 3                     | Great Babylon      | — | — | 10       | 3   | 2    |
| 4                     | Little Babylon     | — | — | 4        | 1   | 35   |
| 5                     | West Field         | — | — | 17       | 0   | 30   |
| 6                     | Franton's          | — | — | 10       | 0   | 34   |
| 7                     | Oval Field         | — | — | 4        | 3   | 34   |
| 8                     | Pond Field         | — | — | 1        | 3   | 20   |
| 9                     | Upper Cock Field   | — | — | 11       | 1   | 14   |
| 10                    | Lower Cock Field   | — | — | 14       | 0   | 36   |
| 11                    | Seven Acres        | — | — | 7        | 1   | 39   |
| 12                    | Thirteen ditto     | — | — | 15       | 2   | 12   |
| 13                    | Four ditto         | — | — | 4        | 2   | 36   |
| 14                    | Eight ditto        | — | — | 9        | 0   | 36   |
| 15                    | Six ditto          | — | — | 7        | 1   | 22   |
| 16                    | Rye Grass Field    | — | — | 12       | 2   | 16   |
| 17                    | Chace ditto        | — | — | 10       | 2   | 20   |
| 18                    | Cow House ditto    | — | — | 11       | 2   | 20   |
| 19                    | Tree ditto         | — | — | 11       | 1   | 36   |
| 20                    | Acre ditto         | — | — | 1        | 0   | 9    |
| 21                    | Quagmire ditto     | — | — | 13       | 0   | 17   |
| 22                    | Wood ditto         | — | — | 4        | 1   | 22   |
| 23                    | Gravel Pit Field   | — | — | 16       | 3   | 21   |
| 24                    | The Wood           | — | — | 5        | 3   | 5    |
| 25                    | Six Acre Meadow    | — | — | 6        | 1   | 26   |
| 26                    | Twelve Acre Meadow | — | — | 11       | 2   | 21   |
| 27                    | Ten Acre Meadow    | — | — | 11       | 2   | 1    |
| 28                    | Bridge Piece       | — | — | 0        | 3   | 27   |
|                       | In Rizley Meadow   | — | — | 11       | 1   | 6    |
|                       |                    |   |   | Acres    | 252 | 3 13 |

ALSO,

## THE MANOR OF OLD HALL,

With the Quit Rents, Fines at Will of Lord, Courts, Royalties, Fishery, and Immunities.

|                                                                                                                  |   |   |   |   |    |     |     |
|------------------------------------------------------------------------------------------------------------------|---|---|---|---|----|-----|-----|
| The annual Quit Rents amount to                                                                                  | — | — | — | — | 2  | 12  | 1   |
| A Wharf and Warehouses upon the Chelmer River, in Hand; worth at least                                           | — | — | — | — | 10 | 0   | 0   |
| Three Tenements in Boreham, let to the Overseers of the Parish; yearly Value                                     | — | — | — | — | 8  | 0   | 0   |
| Paid by Mr. Hurrell, for Liberty of Road to Calvert Farm, as an Acknowledgment                                   | — | — | — | — | 0  | 12  | 6   |
| A small Wharf, or Privilege of laying Timber on the Bank of the River Chelmer, during Pleasure, to Mr. Cotes, at | — | — | — | — | 2  | 2   | 0   |
|                                                                                                                  |   |   |   |   | £. | 223 | 6 7 |

F I N I S.

PARTICULARS

OF A

FREEHOLD ESTATE,

NEAR

CHELMSFORD, in ESSEX.

*July 4 98*